



Ad Hoc Monitoring Group for Waterfront Construction

301 King Street City Hall
Alexandria, VA 22314

Meeting Notes for Monday, December 7, 2015 5:30 – 7:35 PM

Group Members in Attendance:

John Bordner, Chair, Waterfront Commission
Katy Cannady, Old Town Civic Association
Bert Ely, Friends of the Alexandria Waterfront
Barbara Saperstone, Waterford Place
Nina Randolph, Founders Park
Austin Flajser, Carr Hospitality

Staff Members in Attendance:

Pete Mensinger, Special Projects Manager, Code Administration
Daphne Kott, Civil Engineer, DPI
Emilio Pundavela, Civil Engineer, Infrastructure ROW, T&ES
Dirk Geratz, Principal Planner, Planning & Zoning
Jack Browand, Division Chief, Recreation, Parks and Cultural Activities
Lisa Jaatinen, Civil Engineer, Infrastructure ROW, T&ES
Bill Skrabak, Deputy Director, T&ES
Jesse Maines, Watershed Management Planner, T&ES
Brian Rahal, P.E., CFM, Civil Engineer IV, T&ES

1. **Acceptance of November 2nd Meeting Notes**
 - Mr. Bordner asked if there were any changes to the meeting notes. No changes were noted and the meeting notes were adopted as presented.
2. **Action Items Update**
 - **RTN Representative:** The representative was not present. *In a follow-up phone call staff was informed that the RTN representative will attend the January meeting. Ken Wire with the law firm of McGuire Woods was chosen as the representative for CitiInterests, developer for RTN.*
 - **RTN Haul Route:** The haul route has not been determined as no request has been received

- **Civil Fines Review:** Staff is preparing to discuss this next month.
- **Haul Route Signage:** All signs along the Carr/Indigo Hotel haul route have been updated or corrected and installed by the City.

3.

Construction Schedule Updates on Waterfront Projects

- Staff provided an update on various projects as follows:
 - **ODBC:** The third submission of the final site plan is under review by City staff. It is anticipated that the site plan will be approved at the end of this year or early next year. ODBC has indicated they may proceed with Demolition Process for the Beachcomber.
 - **Robinson Terminal South:** Dirk Geratz reported that the final site plan review is nearing completion and is expected to be approved before the end of the year. Dirk noted that the approved site plan will not be released until the property has been re-graded to meet FEMA requirements and has received FEMA certification. A grading permit will be released to allow for the demolition and re-grading work to take place.
 - **Robinson Terminal North:** Staff is awaiting the submission of the first final site plan.
 - **Windmill Hill Park Shoreline Rehabilitation:** Jack Browand reported that a community meeting on the project will be held on 11.10.15 at 6:30pm. He also reported that stakes will be placed in the ground in various areas to delineate the future shoreline and pathways. Construction start date of July 2016 is anticipated.
 - **Indigo Hotel:** Emilio Pundavela reported that the pile driving is nearly complete with 64 H Piles driven. A few more to go before this phase of work is complete. He noted that the excavation has started with about 130 truck trips to date out of about 600 expected. On-going utility work is happening on The Strand. Emilio also reported that the underpinning work has been completed and approval has been granted for construction trailers.

A test “Auger cast pile” installation is planned for December 21 with the work to start on the pile installation after January 4th.

In response to a question about two street lights being out on Union Street, Emilio promised to follow up on that.

- **Public Comments:**

Two residents spoke with questions and comments. The first set of questions was related to the Indigo Hotel dewatering process and if that was still being discharged into the sanitary sewer. Staff responded yes and noted that the State of Virginia did not require a permit. The City has asked the developer to inform the City of any change to the dewatering process.

The second set of comments was related to a recent observation of eight hauling trucks. It was reported that 6 of them came to a complete stop at stop signs and one was not properly covered.

4. **Flood Plain Mapping at RTS**

- Brian Rahal, City Engineer and Flood Plain Coordinator, made a presentation of the City's flood plain along the waterfront and the changes that are being made as part of the Robinson Terminal South (RTS) project. He pointed out the new boundaries of the flood plain proposed for the new project. Concerns were expressed by Ad Hoc members about how the change in the boundaries could impact other nearby properties and wanted more information on this.

City staff offered to obtain the FEMA reports on the RTS site and send them to John Bordner. He in turn will send them out to the Ad Hoc members.

5. **Contaminated Soils at RTN**

- Bill Skrabak, Deputy Director, T&ES made a presentation on how the City will manage and address issues related to contaminated soils at the Robinson Terminal North (RTN) site.
- **City Review Process:** Bill noted that specific conditions were attached to the DSUP approval of RTN that specifically address contaminated soils and the necessary actions the developer will be required to follow. These would include:
 1. Indicate if soil and groundwater contamination is present.
 2. Design and install a vapor barrier and ventilation system for buildings and parking
 3. If the environmental assessments have discovered contamination onsite, the following must be submitted and approved before construction takes place:
 - a. Site Characterization Report
 - b. Risk Assessment
 - c. Remediation Plan
 - d. Health and Safety Plan signed and approved by **Certified Industrial Hygienist**
 - e. An onsite **Health and Safety Manager/Officer** must be present at all times during remediation.
 - f. Initial Air Monitoring
 - g. If past use is found to include a VDEQ high risk category site for potential sources of residual PCBs, the applicant shall screen for PCBs as part of the site characterization.

- **Initial Site Characterization Reports / What we know about RTN Site:**

- **4 Site Investigations:**
- Completed in 2006, 2008, 2013 and 2014.
- Soil Sampling /Analysis
- Inside/Outside of Terminal Buildings
- 57 Soil Samples taken including 17 Groundwater Samples
- **Findings:**
- 3 x 8,000 gallon underground storage tanks
- Stained Soils
- Elevated levels of chemicals in analyzed samples
- **Constituents of Concerns:**
- Petroleum by-products in soil and groundwater
- Organic chemicals

- Lead
- Pesticide/Fertilizer Constituents
- Metals

- **Public Comments**

Several comments were made concerning the RTN site including how to prevent mixing of contaminated soils with clean soils, potential impact on the clay cap that exists under Dalton's Wharf and part of Tobacco Quay, role of air monitoring, need for a fact sheet about the remediation process, and impact from underground tanks.

6. **Pile Driving – Lessons Learned**

- Bert Ely expressed concerns that the pile driving process will be more complicated at RTN than it will be at RTS because of the contaminated soils situation. John Bordner asked that the Ad Hoc members provide questions and/or concerns about potential damage from the driving to him for discussion at a future meeting.

7. **Next Steps / Action Items**

1. Brian Rahal will send the FEMA studies to John Bordner.
2. Emilio will report the light out on Duke and Union Street and coordinate with Dominion.
3. Bert will send the "Minnesota Report" to Bill S.
4. The group would like a map showing the properties in the RTN area.
5. Bill S will compile a Historical Timeline of the Environmental Reports
6. Will RTN voluntary request a State Review of the Remediation Plan?
7. John B and Pete M will meet and invite the RTN team to the next meeting.
8. The RTS field meeting will be held on December 17th
9. John B. will coordinate the Haul Route Civil fines with the Ad Hoc Group.
10. The City/Developer will create a fact sheet for RTN as it relates to the handling the contaminated soil.

11. **Next Meetings**

- **On-site Meeting:** December 17, 2015 9:30am. Meet at 205 The Strand for a construction update and tour.
- **Ad Hoc Group Meeting:** January 11, 2015 5:30pm

12. **Meeting adjourned at 7:35pm.**

Making Complaints

- Call the HELP line: **703.746.HELP** or use the City's ***call.click.connect*** link on the main City webpage.
- Contact: Emilio Pundavela P.E., **571.221.8309** or via email at: **Emilio.Pundavela@alexandriava.gov**